

Potomac Falls Commerce Center



Summary

Suite 100 Available 05/1/2028

Available SF: 1,546 SF
 Sale Price: \$363,310.00 (\$235/SF)
 Condo Fees: \$517.25/month (includes water and trash)
 RE Taxes: \$2,059.74/year
 NOI = \$23,581.00

Suite 101 Available 3/1/2026

Available SF: 1,444 SF
 Sale Price: \$339,340.00 (\$235/SF)
 Condo Fees: \$482.78/month (includes water and trash)
 RE Taxes: \$1,924.98/year

Suites 100 & 101 2,990 SF
 Sale Price: \$702,650.00

Property Highlights

- First floor Suites with ADA accessible and parking lot entrances.
- Both suites have efficient layouts with reception/waiting area and great window line.
- Ample free and unreserved parking
- Great for medical or office use.

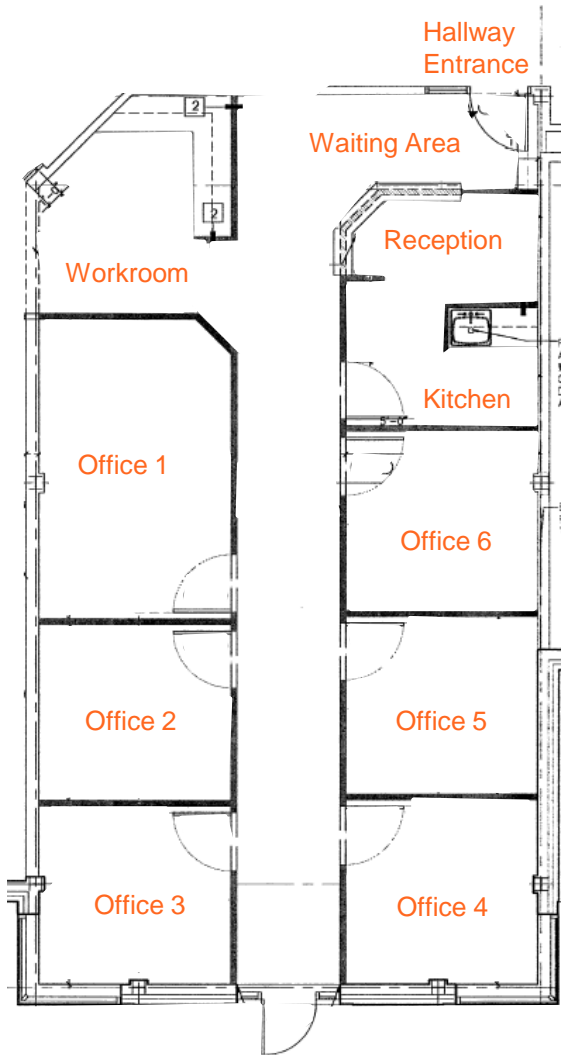
Tours by Appointment Only

Demographics	2 Mile	5 Miles	10 Miles
Total Households:	16,835	64,591	184,837
Total Population:	50,055	185,706	530,296
Average HH Income:	\$150,594	\$162,122	\$175,848

The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

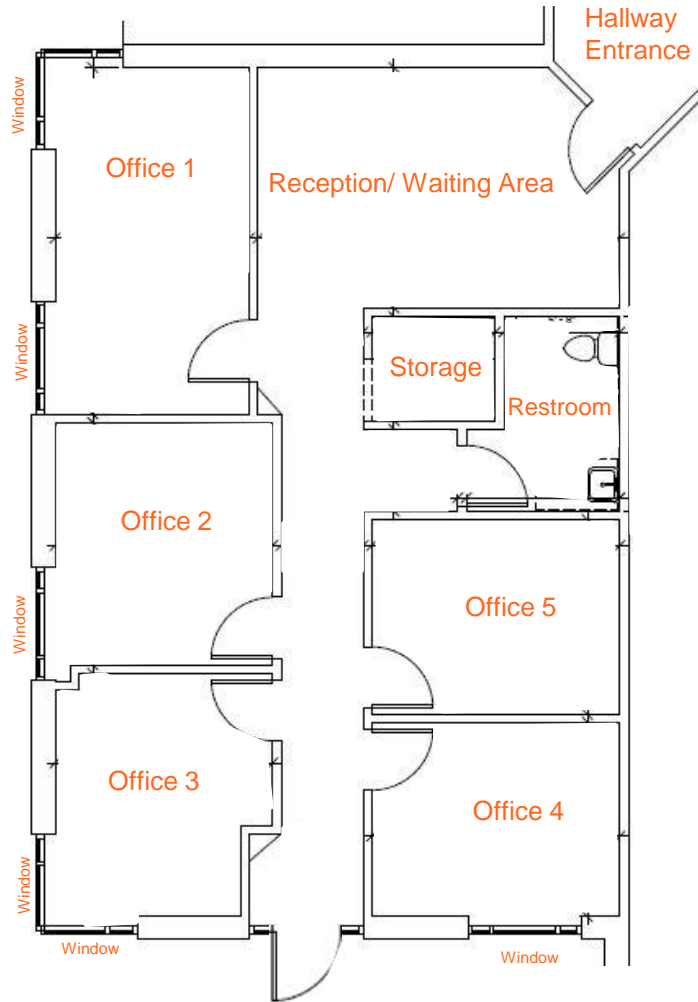
Mara Conners
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Floor Plans



Parking Lot Entrance

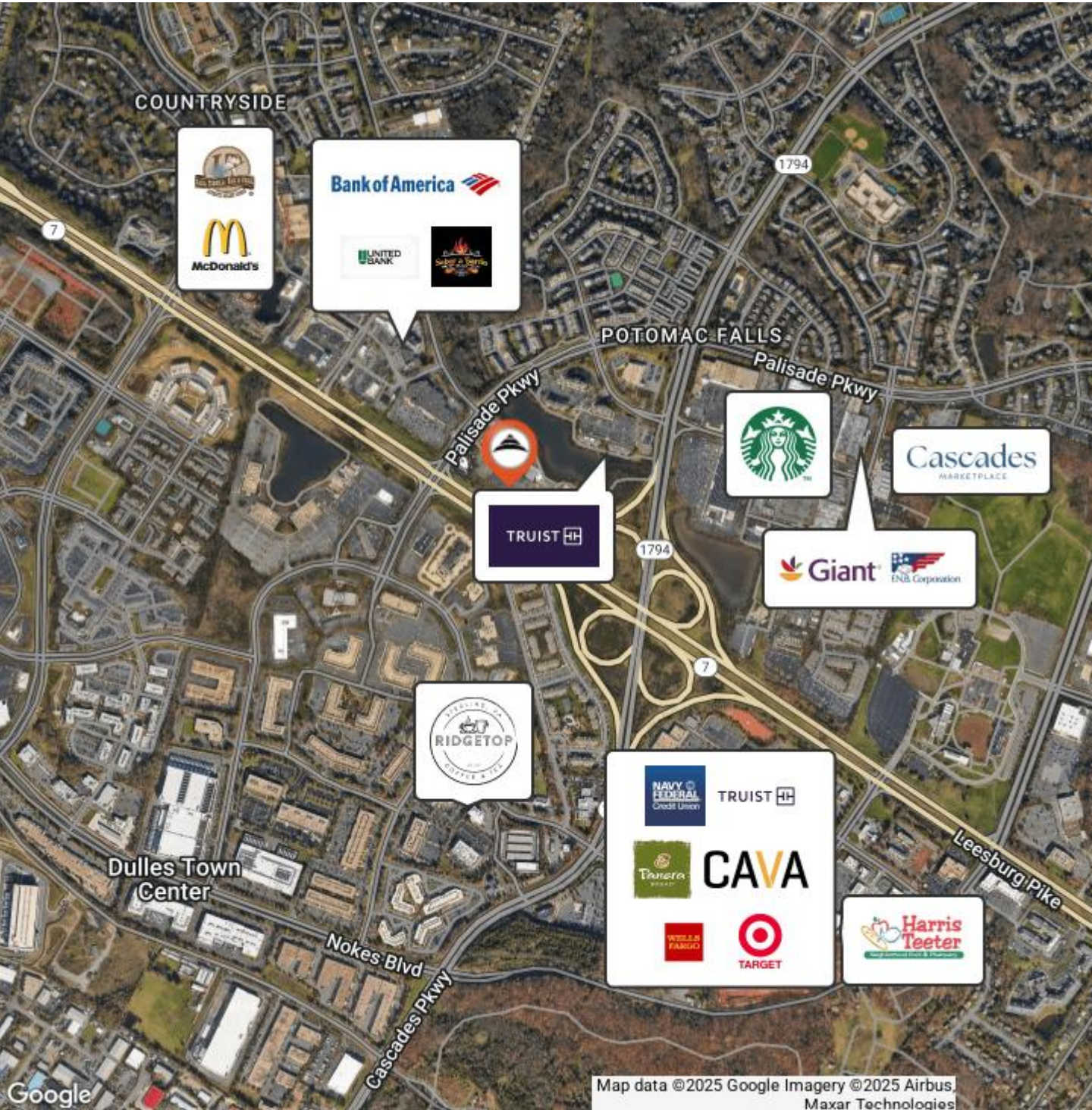
Suite 100



Parking Lot Entrance

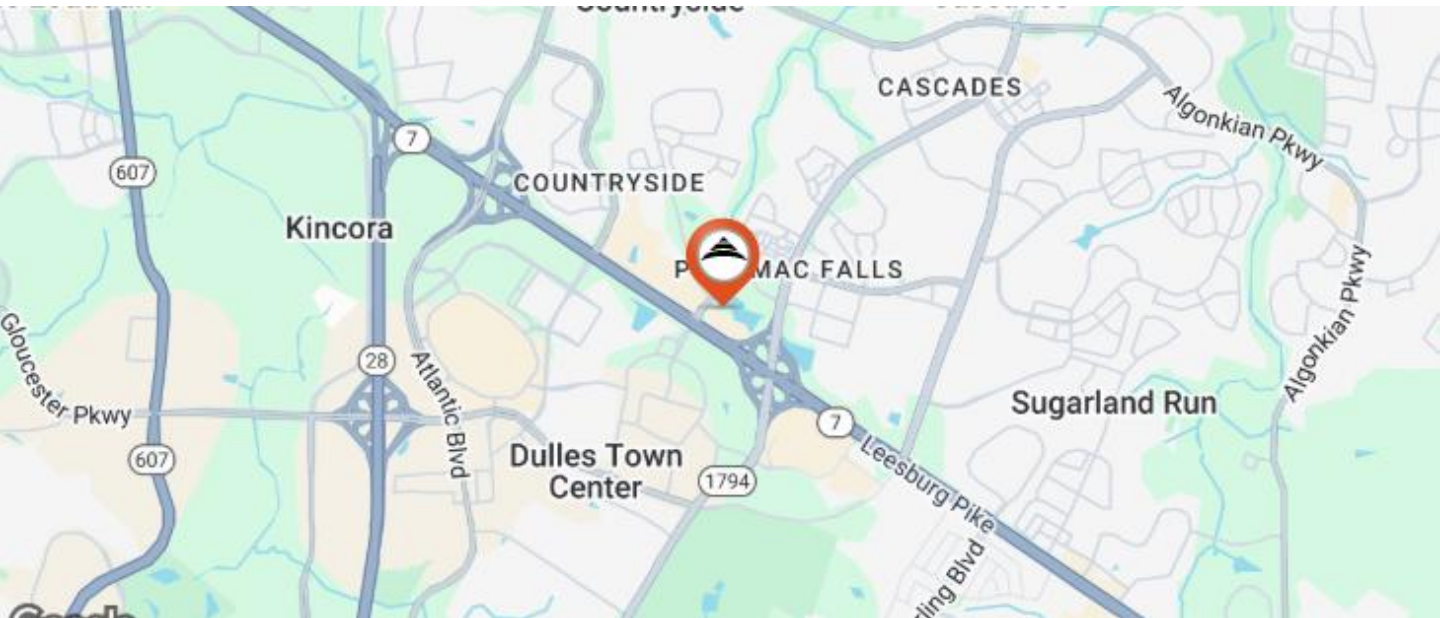
Suite 101

Retail Map



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Maps



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